

June 26, 1995

A special meeting of the Redmond City Council was called to order, pursuant to notice, by Mayor Rosemarie Ives at 7:30 p.m. in the Council Chamber. Council members present were: Denton, Dorning, Grubb, McCormick, Misenar, and Robinson.

PUBLIC HEARING - REDMOND TOWN CENTER, DGA 94-004

Judd Black, Senior Planner, presented a brief overview of the staff report for Redmond Town Center, which includes amendments to Community Development Guide Chapter 20B - Goals and Policies and Chapter 20C - Development Standards and Design Guidelines. He also provided the Council with requested information on building height and signage.

Russ Michel, representing the Planning Commission, stated that initially the Planning Commission had some difficulty in deciding whether the proposal was an application for development or a Community Development Guide Amendment, but decided it was the latter. He said the majority of the Commission's deliberation focused on transportation issues. The Planning Commission, he continued, recommended that Bear Creek Parkway be limited to three lanes because the applicant's traffic study found that three lanes would serve the development well, and that five lanes were excessive. The Commission did not think Bear Creek Parkway should be a bypass road, he explained, so it recommended a limited number of lanes to confine traffic and make the road more applicable to shoppers. The Commission did not want the bridge across the Sammamish River because that would allow a future bypass situation to occur, he noted. The Commission did discuss an exit from State Route 520 westbound to West Lake Sammamish Parkway that could become a bypass road, he added. Mr. Michel concluded the Planning Commission was impressed with the amount of open space around the western and southern areas of the property, and felt that moving the Bear Creek Parkway would grant more dedicated open space.

Randy Kyte, Director of Development, Winmar Company, discussed the vision that Winmar set out in its application for the future Redmond Town Center. The project reflects what the community wants and responds to changes in the market that contributes to Redmond's long-term economic growth, viability, and quality of life, he stated. Mr. Kyte said after meeting with the Mayor, the Council, and focus groups over the past year and half to identify and gain an

Mr. Kyte presented slides of the image of Redmond Town Center and how it will integrate into downtown Redmond. He clarified some of the technical issues raised regarding open space, parking lot landscaping, linkages, tree retention, transportation (including the final Bear Creek Parkway alignment), congestion, and fiscal analysis.

Mr. Kyte stated that the timing is right to make Redmond Town Center a reality. The project meets the technical requirements, has been reviewed by the Design Review Board and recommended for approval by the Planning Commission, he continued. The market is right for this kind of project; interest level from local and national tenants is high, and the public likes the project and wants it built he noted. Winmar would like to begin construction this summer; specifically, it would like to obtain the permits to begin clearing and grading of the site by July 12, he concluded.

Councilmember Dorning asked if the Community Development Guide amendment is passed, what guarantee is there that the project will actually be built and that it will look like the artist's renderings? Mr. Kyte replied Winmar has submitted applications for site plan approval, grading permits, and infrastructure approvals, and a significant dollar amount has been expended to get to this point. The project is real, and Winmar plans to move the project forward, he continued. Winmar will meet the bonding improvements to make sure that the site can be restored if that is necessary, he added. There have been significant pre-application reviews with the Design Review Board over the last four or five months, and the images that the Council saw tonight reflect that review, he noted. The design integrity will remain constant with refinement of detail and placement of materials for Phase I, he concluded.

Councilmember Grubb stated he had read Safeco's annual report and is concerned about Safeco's limited interest in the future development of regional shopping centers and its emphasis on smaller projects, which have the potential for sale within a few years after completion. Mr. Kyte explained there have been ongoing meetings with the Board and the project has been approved by Safeco's finance committee. He emphasized Redmond Town Center is consistent with Winmar's strategic plan for the future. He noted

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Winmar is presently doing a similar project in Gresham, Oregon.

Councilmember Robinson was interested in traffic issues. He said it may not be Winmar's responsibility to solve all the traffic problems that Redmond has been experiencing, but now is the time to take a close look at the benefits that Bear Creek Parkway can provide. He was concerned about Bear Creek Parkway's capacity as a three-lane road to service the community given growth projections over the next ten years. Mr. Kyte explained the roadway that will serve the proposed development and provide some capacity for background traffic; the three-lane road will accommodate full buildout of Redmond Town Center plus background trips in 1997. For the longer term, he concluded, Winmar thinks the right solution is to preserve flexibility by dedicating this right-of-way now and only building the improvements if they become necessary in the future.

Councilmember Misenar said it appears that all the entrances to the proposed development favor the north side of Redmond, and wondered if there was adequate infrastructure in place for people accessing the project from the south, east, and west. Mr. Kyte said there is enough infrastructure to get people into the development from a level of service standpoint. Leary Way has recently been improved, and Winmar believes its capacity to serve Redmond Town Center is sufficient until the year 2010.

Councilmember Misenar expressed concerned about five-story buildings along Bear Creek Parkway and asked if the plan is to build out to the full five stories. Mr. Kyte replied yes, that is correct. Winmar has been working on elevations for those buildings; they are articulated and set back and will fulfill the density limits on the property and create a gateway to downtown Redmond. He noted Winmar spent some time on this issue with the Design Review Board, which concluded the design was appropriate, and those discussions led to some design standards and conditions in the master plan.

Councilmember McCormick stated that she voted for this project in 1988 because it achieved integration and preservation of open space. She said she was surprised about the size of the parking structure in this project and

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wondered how it would integrate with downtown. Mr. Kyte responded he would address Mrs. McCormick's question later in his presentation.

Councilmember Denton asked what type of retail mix does Winmar envision at Redmond Town Center? Mr. Kyte replied Winmar is bringing in some key national retailers that tend to draw a lot of smaller retailers. Approximately 70 percent of the retail component of the project is leased, he continued, and Winmar is in final lease negotiations with other retailers. Office and hotel components are active as well, and Winmar is projecting a three or four year buildout, he concluded.

Councilmember Grubb stated that pedestrian integration was a primary issue in the Council's first deliberation of this project, and that it continues to be an issue in this proposal.

RECESS

The Mayor declared a recess at 9:15 p.m. The meeting was reconvened at 9:30 p.m.

The Mayor entered into the record the following exhibits: Letter from John Betrozoff dated June 23, 1995; letter from Mr. Wallace A. Peltola received June 23, 1995; letter from Mary Ann Hoskins dated June 26, 1995; letter from Jim Hossack dated June 26, 1995; letter from Harvey O'Neill dated June 26, 1995.

Dan Ramirez, 4222 201 Avenue, Redmond 98053, Director, Redmond Chamber of Commerce, stated that during his 11 years as Director, a number of concerns about Redmond's downtown have been identified (i.e. traffic, comparison shopping opportunities, pedestrian access). He said now is the time to solve these problems, and Redmond Town Center is the catalyst to begin the solution. Redmond Town Center will reduce traffic because people will be coming to a specific destination in Redmond, and the integration with Redmond's street grid will facilitate traffic flow, he continued. The project will provide comparison shopping and adequate parking, he noted. In addition, pedestrian traffic has been accommodated between Redmond Town Center and old Redmond, and the development will provide a tax base for Redmond, he concluded.

Chris Falko, 16150 NE 85 Street, No. 203, stated that he is a business owner downtown, and concurred with Mr. Ramirez' remarks. He said the project will have a positive impact on existing downtown businesses if they are strong, and if they are not, they will either become stronger or move somewhere else.

Clarence Flowers, 4526 232 Avenue NE Redmond 98053, said that as people have moved into Redmond there has been growth in all areas except recreation, shopping, and entertainment. He said it is time for Redmond to grow up commercially, and that residents of all ages need shopping, and safe and healthy activities in their city.

Kathryn Taylor, 20424 NE 120 Street, Redmond 98053, said the proposal seems to be attractive, but she was concerned about its effects on Bear Creek, and hoped the buffer was enough

to protect the creek from the shopping center. She was also concerned about abuses of Bear Creek by trail users. She expressed concern that existing business would be able to survive.

Fred Meitzer, 13764 NE 76 Place, said he has invested a lot of time, energy, and resources into trying to save the golf course. He said he now believes that Winmar cannot be stopped. He commented that Winmar's development concept is being treated like a development proposal, and that the real purpose of Winmar is to rescind Ordinance 1416, which established the property's pre-annexation zoning contract binding development of the property to a particular design concept that must include a regional mall. He asked the Council to pose questions to the City Attorney: Can Winmar build anything other than a regional mall unless Ordinance 1416 is appealed? Would another private party benefit from repealing this ordinance? Would it be legal or ethical to enact an ordinance (other than pre-annexation contract zoning) that benefits one private party?

Brad Patrick, 17771 NE 90 Street, No. F 336, said he lives and works in Redmond. He concurred with Winmar's vision for Redmond; its proposal is an appropriate development for Redmond that will make it a better place in the future. He said Winmar's plan will contribute to this vision.

Jim Griffin, 6479 137 Avenue NE, concurred with Mr. Patrick's remarks. He urged the Council to look at Redmond Town Center as an opportunity for Redmond. He recalled testimony before the Planning Commission by a business owner who felt strongly that this project will enhance his and other Redmond businesses. He noted the Downtown Plan discusses the need for an impetus for retail in Redmond, which Redmond Town Center will provide.

Jeff Parrish, 2844 West Lake Sammamish Parkway NE, said that development of this property has been a great divider of the community for the past ten years, deflecting attention from other important matters, and it is time to move on and time to build. He noted that many of the Community Development Guide policies are met by this proposal with respect to open space, transportation, protection of Bear Creek, access, attraction of businesses to Redmond, and parks and recreation goals. Redmond Town Center will allow Redmond to

move into the 21st century and establish a sense of community in a vital downtown; the city should not squander this opportunity, he concluded.

Bill Thurmond, 14101 126 Place NE, Kirkland 98034, current President, Redmond Saturday Market, stated that this year the Market is celebrating its 20th anniversary in Redmond. He said Winmar has helped make the Market what it is and has been a good landlord. He also noted that the city has always supported the Market. The Market's customers come from Redmond, Issaquah, Woodinville, Bellevue, and even Seattle, and we are anticipating that the Saturday Market may become a two-day market next year, he concluded.

Maxine Montgomery, 7100 137 Avenue NE, said she has been pleased with the development that has gone on in the city since she moved here in 1967. She said it meets most of her needs so she does not have to go to another community very often to shop. She would like Redmond to have a reputation as a community that provides for its residents and its workers and said the Redmond Town Center plan is a great step in that direction. As a member of the Redmond Senior Center, Ms. Montgomery voiced concerns regarding three lanes versus five lanes on Bear Creek Parkway. She preferred the three-lane configuration. Another concern was that a number of her friends who live downtown do not drive and need access to services. Redmond Town Center is ideal for them because they can walk to shops and restaurants, but some of them may need to have transportation provided, especially at night, she concluded.

Bill Nelson, 20005 NE Union Hill Road, Redmond 98053, said he has lived in Redmond for 38 years. He said the Council correctly put restraints when Winmar wanted to build a regional shopping center, but now he believes the Council should support development of Town Center because it will help meet the great need for retail, a community center, reduction in through traffic, and a strong tax base in Redmond. In addition, he continued, Redmond Town Center will provide a focal point for Redmond too; the project is consistent with the vision for downtown and will integrate with the rest of the city. Redmond Town Center is a well planned project, he concluded.

Tom Schmall, 2488 239 Place NE, Redmond 98053, said he has lived here for a year and half, and he cannot understand why this proposal is not being embraced because it is perfect for Redmond. He urged the Council to move ahead with this exciting project and make Redmond a better place for the people who will continue to come here.

Jim Granger, 7981 168 Avenue NE, said he has watched a lot of iterations of the Redmond Town Center project. He said he believed existing businesses would retain their client base because it would bring more shoppers into the city who do not currently shop here due to lack of retail capability. The project is well conceived, the public wants shopping opportunities, and businesses will welcome the competition, he added. It is critical to have that office space downtown to attract high caliber businesses and provide amenities for their employees and clients, he noted. In response to a question from Councilmember Grubb, Mr. Granger said he likes this project better than the previous proposal because it is more compatible with the City Center than an enclosed mall.

Bill Blackburn, 3122 181 Avenue NE, said he was in favor of Redmond Town Center because it will be compatible with the vibrant downtown that Redmond needs, will provide a vital economy and will add to a sense of community in Redmond.

Wendy Walsh, 18000 Bear Creek Road, Woodinville 98072, said that in general she was impressed with the Redmond Town Center proposal. She expressed concern about the project's effect on Bear Creek, however. She said that recently she was a speaker at a national conference held in Bellevue, the Urban Wildlife Conference, where she learned that wildlife can be compatible with urban development if development is done right. She urged the City Council to be very aggressive in protecting Bear Creek; open landscaping will permit access to Bear Creek but that would be disastrous to the creek bed. She noted that fresh water mussels are endangered in Bear Creek and there are numerous beds in this portion of the creek. She suggested that Redmond should take responsibility for requiring dense vegetation along the 150-foot buffer. The trail system is much too close to the creek, and that if the trail becomes muddy silt would enter the creek. She would like to see turnout areas so that people could observe the creek without intruding into it. Since the developers do not plan to fence the creek, the

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best fence would be a natural fence like blackberry vines to keep people out, she added. Another of Ms. Walsh's concerns was the retention/detention plan for a 25-year flood. She noted that a 100-year flood occurs here often and there could be an overflow of sedimentation and pollutants into the creek with a major flood.

Auggie Kemp, 14614 Bear Creek Lane NE, Woodinville 98072, said Redmond Town Center is a high quality project that provides a balance between retail, office, hotels, and restaurants and will create an impetus to the rest of downtown to develop and improve. The project will help solve Redmond's transportation problem by having quality facilities in the community so Redmond citizens do not have to go elsewhere to shop, he continued. He added that tax revenues from construction and development of retail will be very positive for Redmond.

Bill Dorsey, 10205 162 Avenue NE, commended Winmar for its stamina in trying to develop the property for a number of years. He said he supported the project for many of the reasons previous speakers have stated. Redmond's population, he continued, has grown dramatically over the last ten years, and it is time to build now so people can shop in Redmond and provide tax dollars to the city. Winmar has done a good job of addressing environmental concerns, he concluded.

Robert DeWolf, 11440 176 Place NE, representing the Design Review Board, said the Board has reviewed the project in great detail, and did not find any significant problems with the site plan or the proposed building elevations. The only unresolved problem he had with the project was providing safe access across Bear Creek Parkway from the trail system, and he was confident that this safety concern would be resolved. Winmar has made consistent and significant efforts to integrate Redmond Town Center into the existing downtown in a sensible way, he added. Architecturally speaking, he noted, Redmond Town Center would be an unusually beautiful project. As an avid trail user he was delighted that Winmar would be providing a major linkage to Redmond's extensive trail system he concluded.

Holly Plackett, representing the Planning Commission, stated that she voted against the Winmar proposal and submitted a

two-page memo listing the reasons for her decision. She said Winmar did not convince her that the project would integrate well with the existing downtown. She added Winmar's marketing brochure defines the typical Redmond Town Center shopper as an upper middle class dual income professional and she did not think this described the typical Redmond resident. Ms. Plackett noted that there are 467 businesses in the City of Redmond, and less than five of the business owners attended the hearings before the Planning Commission to comment on the plan. The proposal is being rushed through, noting that the Council is being asked to make a decision in two nights, which is not enough time to look at all of the material, she continued. In addition, Ms. Plackett noted that there have been a great many changes since 1988, when the Council last saw the plan. She encouraged the Council to look at her letter which itemizes some things she thinks are missing from the project (i.e. no recreation for children, targeting upper middle class professionals, etc.). In response to a question from Councilmember Misener about how the project could integrate with downtown, Ms. Plackett said when she asked questions about integration Winmar did not provide details about how people would access the Redmond Town Center across the railroad tracks.

Barbara Beeson, 21013 NE 122 Street, Redmond 98053, said she did not have confidence that Winmar would build a wonderful mall. She said we need to find out what tenants are going to be in the mall before we start amending the Community Development Guide. The Council should follow the proper procedure to fix the zoning on this property and that is not being done, she continued. Ms. Beeson said she heard that all of the office space in this project has been leased by one owner and wondered if that was true. She said this is important to the decision because the city would not receive a lot of tax from office space. She also pointed out that other Winmar projects that are similar have not been successful in other areas.

Dean Lacey, 1321 177 Avenue NE, Bellevue, owner of an office building at 8060 165 Avenue NE in Redmond, said he thinks Redmond Town Center would integrate with downtown Redmond. He said people from his office building will walk to the new development, which is more than 300 feet away, because it

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will be attractive and will have shopping, restaurants, and other facilities that they will use.

Donn Hogan, 17819 NE 100 Court, Chairperson of the Design Review Board, said the Board has looked at this proposal numerous times, and agrees that the design work is excellent. The Board reviewed a number of issues in great detail, and Winmar addressed most of the concerns raised by the Board. With respect to integration, Mr. Hogan stated that due to the geography of the site, Winmar is doing everything it can to integrate with downtown, but that the city will have to respond to Winmar's efforts to achieve integration. Winmar has made efforts to integrate with the rest of the city by going to the north, trying to keep the street frontages as friendly as possible and tie as closely as possible to Redmond, he noted.

The Mayor asked Mr. Hogan to comment about the proposal for a five-story building on the southwestern corner of the property. Mr. Hogan responded that a lot of the design impetus for the total site has been taken off from decisions that were made in the Downtown Plan with respect to scale. He stated the five-story building would be set back, would have a lower base, and the upper stories would be recessed so that the building would not look as tall as a straight five-story building. Excellent designs such as this can be done well and this project will be a benefit to Redmond, he concluded.

Robert DeWolf stated that he is a downtown business owner and is very active in the Redmond Chamber of Commerce as a member of the Board of Directors. He said he has never heard any negative comments about this project from any business people in Redmond.

Linda Seligman, 14722 NE 66 Street, was concerned about traffic. She said she works in Issaquah and has seen what the recent development there has meant with respect to traffic congestion. She said with Target and Mervyn's opening soon, the city should wait and see what the traffic from those developments will be before Redmond Town Center is built.

The Mayor asked Mr. Kyte to provide the Council with copies of Winmar's marketing brochure. Councilmember McCormick

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said she would rather not have a copy of the brochure because the Council is not looking at a site specific proposal; rather, it will be making a policy decision and will be setting the standards for that policy.

The Council asked Mr. Kyte to bring to the June 27 meeting information pertaining to the following issues: transportation, stormwater, fiscal analysis, the public access easement and maintenance, the integration of parking structure with downtown, pedestrian integration between downtown and Redmond Town Center, details of open space buffer design along Bear Creek, building heights, signage, tree retention and preservation.

The Mayor continued the public hearing to Tuesday, June 27, 1995, at 7:30 p.m. in the Council Chamber.

ADJOURNMENT

There being no further business before the Council, the Mayor declared the meeting adjourned at 11:20 p.m.

MAYOR

CITY CLERK

June 27, 1995

A special meeting of the Redmond City Council was called to order, pursuant to notice, by Mayor Rosemarie Ives at 7:31 p.m. in the Council Chambers. Council members present were: Denton, Dorning, Grubb, McCormick, Misenar, and Robinson.

AWC'S 1996 LEGISLATIVE AGENDA POLICY STATEMENT TO RETAIN LOCAL OPTION SALES TAX ON MANUFACTURING CONCERNS

Motion by Mr. Grubb, second by Mr. Misenar, to approve the policy statement attached to the staff report for submittal to the Association of Washington Cities (AWC) in response to its request for input as the AWC begins preparing its 1996 legislative agenda. Motion carried (5 - 1) with McCormick voting nay.

Councilmember McCormick stated that after speaking with Linda Herzog, Executive Assistant, it was her understanding that the Council could not take action on any other issues that are before AWC tomorrow. The City Attorney advised that since this is a Special Meeting, the Council can only make a collective decision on matters that are listed on tonight's agenda.

PUBLIC HEARING - REDMOND TOWN CENTER, DGA94-004

The Mayor reconvened the public hearing at 7:42 p.m. and reviewed the procedures for the hearing. The Council agreed to hear first from people who had not testified on June 26, and to hear new information only.

Jim Hossack, 17117 NE 84 Street, read his letter to the Council, which states that the people who support Redmond Town Center are those who live far enough away not to be impacted by it. He said those who live close by do not want it, and urged the Council to vote against the proposed amendments.

Lisa Tracy, 16415 NE 107 Place, stated that her greatest concern is traffic. She said an on-off ramp from State Route 520 at Marymoor Park would be better than a bypass and still provide access to Redmond Town Center. One thing lacking in the present proposal is that there is no housing on site, she continued, and suggested using the space above

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retail for townhouses. She asked that housing be included in the first phase to address some of Redmond's housing needs.

Eunice Grubb, 17134 NE 84 Street, asked if her comments would create a conflict of interest for Councilmember Grubb? The City Attorney responded that unless there were objections from members of the audience she could proceed. There were no objections.

Mrs. Grubb stated that she and her husband have lived in several communities about the size of Redmond where shopping centers have been built and have nearly devastated the community. Winmar cannot guarantee that Redmond businesses would flourish as a result of Redmond Town Center, she continued. The main concern of the developer was to make money, she noted. Mrs. Grubb said she has not seen a deep concern for wildlife, the natural landscaping, and preservation of this precious piece of land on the part of the developer.

The floor was opened to additional new comments from people who spoke on June 26. Hearing none, Council agreed to discuss the following previously identified issues: landscaping along and protection of Bear Creek, five-story buildings, repositioning the road, financial ramifications of building a bridge across the Sammamish River, traffic, Wendy Walsh's comments about Bear Creek, figures regarding mitigation, the Planning Commission report, fiscal analysis, stormwater runoff from the Butler Walls property, right-of-way for Bear Creek Parkway and allowing an easement for five lanes in the future, stormwater monitoring, 25-year storm protection, structured parking, open space with regard to conservation easement and ownership issues, and buildout of Phase I timeline.

The City Attorney stated that Fred Meitzer asked the following questions last night:

Could Winmar build anything other than a regional mall unless Ordinance No. 1416 is repealed?

Would a private party other than Winmar benefit from repealing Ordinance No. 1416?

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Could the Council legally enact an ordinance that benefits a single party?

The City Attorney responded that Ordinance No. 1416, which established zoning for a regional enclosed mall, could be amended. He noted that oftentimes private parties benefit by the Council's zoning actions and development approvals and he was unsure any other private parties would be affected. He said it was his opinion that the Council has the authority to rezone property and establish zoning regulations. Zoning under Ordinance No. 1416, he explained, is contained in the Community Development Guide, so all that is needed is an amendment to the Community Development Guide. Repealing Ordinance No. 1416 is not necessary, he concluded.

Randy Kyte, Director of Development for Winmar, responded to public testimony and to the issues identified by the Council for further discussion. He noted that at last night's meeting there was a lot of community support for Redmond Town Center. The project meets the objectives for the site, reflects the community's values, and both the community and the Planning Commission believe that the project is right for Redmond, he continued. Issues that the development team would address this evening include integration, building height, open space, planting and buffering, public access easements, stormwater, transportation and fiscal analysis, he concluded.

Pedestrian and Vehicular Integration. Walt Niehoff spoke about architectural integration, and pedestrian and building heights along the Bear Creek Parkway. With regard to integration, a fundamental difference between this proposal and the previous one is that the current proposal focuses out and the other one focuses inward, he continued; the current proposal integrates with the existing street grid. The proper location of the parking structure was discussed with the Design Review Board, and the conclusion was that it should be very near downtown to serve both Redmond Town Center and the existing downtown, he added. The parking structure is surrounded on three sides by buildings to minimize its visual impact, he noted. Mr. Niehoff identified automobile connections from 166 Avenue NE through the site, probable future connections through 164 and 168 Avenues NE, and east-west auto and pedestrian connections on

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the illustrative site plan, which add to the integration with downtown Redmond. With respect to visual and architectural character, Mr. Niehoff compared examples of Redmond's design guidelines and one of the Redmond Town Center elevations, noting that materials are compatible as well as signage, lighting, and other architectural character elements.

The Mayor asked if consideration was given to a structured connection across the Railroad Avenue? Mr. Kyte replied the development team looked at an elevated structure and concluded that there is appropriate connection of sidewalks and vehicles, and that was something the city could initiate if it was desirable.

Building Heights. Mr. Niehoff presented a drawing illustrating the height difference between an eight-story hotel and a five-story office building.

Open Space. Mark Valde, KPFF Engineers, gave a brief overview of the stormwater system.

Councilmember Robinson asked Mr. Valde if he thought Bear Creek was adequately protected by plantings. Mr. Valde responded that stormwater will never go to Bear Creek because water from Redmond Town Center will not be discharged there; instead, it will go to the Sammamish River.

Kris Snider, Hewitt Isley, 2414 5th Avenue West, Seattle 98119, addressed the concerns raised by Councilmember Denton and Wendy Walsh on June 26 regarding protection of Bear Creek. He stated that the open space along Bear Creek would be maintained by keeping the trail as close to Bear Creek Parkway as possible.

Public Access Open Space Easement. Mr. Kyte stated that Winmar is proposing that a perpetual conservation easement be created over the Winmar and Butler Walls properties, so that they cannot be developed in any way that is inconsistent with open space and passive recreation. An agreement regarding proportional responsibilities for maintenance and insurance liability of the trail system would be worked out with the city, he concluded.

RECESS

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The Mayor declared a recess at 9:27 p.m. The meeting was reconvened at 9:43 p.m.

PUBLIC HEARING - REDMOND TOWN CENTER, DGA94-004 (Continued)

Transportation. Jeff Haney, Entranco Engineers, discussed several issues that were raised at last night's meeting regarding access to Redmond Town Center from south and west of Redmond. He talked about the proposal to improve traffic flow on West Lake Sammamish Parkway.

Councilmember Grubb expressed concern about the method used to calculate gross trips, and said he had voiced his concerns to staff.

Mark Jorritsma, Huckell/Weinman Associates, Inc., was present to discuss fiscal impacts of the types of uses in the project.

Schedule. Mr. Kyte reviewed the schedule, outlining the work that is included in Phase I on and off site. Winmar wants to get started this summer, have construction of the buildings underway by early November and open the first phase by Christmas 1996, he noted. In order to meet that schedule, he continued, it needs to have grading permits by July 12, and is looking forward to the Council's approval as soon as possible.

Councilmember Misenar asked how can the Council be assured that Redmond Town Center will be developed consistent with the drawings that have been displayed outside the Chamber tonight? Mr. Kyte replied that more than 200 standards have been incorporated into the proposed master plan for Redmond Town Center. That master plan, he continued, has been reviewed by the Technical Committee and Design Review Board and includes more than 360 drawings. The master plan is the design guideline for the architect, he added. With the Council's approval, Winmar intends to move forward, he concluded.

Mr. Black identified issues that staff planned to discuss tonight - traffic mitigation, the Planning Commission report, repositioning of the road and periodic monitoring of stormwater.

Transportation. Don Cairns, Transportation Division Manager, made remarks regarding the three- and five-lane configuration of Bear Creek Parkway, connections to 159 and 162 Avenues NE and the bridge across the Sammamish River. The first issue, he noted, is whether or not additional right-of-way should be provided to widen Bear Creek Parkway to a four- or five-lane facility in the future. Winmar wants to dedicate the open space in a conservancy easement, so if property for the bridge across the Sammamish River is not dedicated as right-of-way the city would have to purchase it in the future, he explained. Another issue is deleting the extension of 161 Avenue NE, he added, but staff has not studied this enough to put forth a recommendation at this time. The Planning Commission also wanted to remove the 159 to 162 Avenue NE connections, but staff would like to leave them in the Arterial Street Plan to provide flexibility to make those connections in the future, he concluded.

There was discussion about the desirability of the various bypass routes and whether or not to leave them on the existing Arterial Street Plan. The Council discussed preserving the right-of-way but not necessarily spending the dollars to build these improvements now.

Mr. Cairns, referring to handouts entitled "Comparison of Transportation Costs Between Previous and Current Town Center Proposals", reviewed the mitigation costs.

MOTION TO CONTINUE MEETING PAST 11:00 P.M.

Motion by Mr. Denton, second by Mr. Robinson, to extend the meeting past 11:00 p.m. Motion carried unanimously (6 - 0).

EXCUSE COUNCILMEMBER COLE

Motion by Mrs. McCormick, second by Mrs. Dorning, to excuse Councilmember Cole. Motion carried unanimously (6 - 0).

PUBLIC HEARING - REDMOND TOWN CENTER, DGA94-004 (Continued)

Referring to another handout entitled "Town Center Proposed Off-Site Transportation Improvements", Mr. Cairns stated the value of dedicated right-of-way combined with the cost of engineering/construction total approximately \$15.3 million.

The Mayor stated that she had received a request from Fred Meitzer to respond to the City Attorney's responses to his questions earlier in the meeting. The Council agreed to allow Mr. Meitzer to speak.

Fred Meitzer stated that the Council cannot do anything on the property unless Ordinance No. 1416 is rescinded, and that needs to be done following procedures that have not been brought to the Council's attention.

The City Attorney responded as follows:

Ordinance Nos. 1416 and 1551, contrary to Mr. Meitzer's impression, do not provide for a contract rezone. They establish a specific zoning for the Redmond Town Center property, consisting of Redmond Golf Links site and the Butler Walls site. Ordinance No. 1416 was a pre-annexation zoning ordinance, and RCW 35A.14.330 and .340 provide that the Council adopt proposed regulations that become applicable to property upon annexation. Ordinance No. 1551 annexed the Redmond Golf Links and Butler Walls property and applied the zoning established by Ordinance 1416. The applicable language in both ordinances is that the zoning is established with all property being governed by the Community Development Guide policies and regulations, and the master plan conditions of approval. The master plan conditions of approval actually became the zoning for the property.

The Council could change the zoning regulations at any time just as it can change zoning regulations on any property in the city at any time. Changing the Community Development Guide in effect changes the zoning for this property to remove the master plan conditions of approval. If it is the Council's intent to change the regulations to remove the master plan conditions from this property, the Council could insert a section in the ordinance for clarification. The Council does not have to go through any additional procedures.

The following suggested language could be added to the proposed ordinance. "Effective amendments on existing zoning and master plan: It is the intent of the City Council in adopting the amendment set forth in this ordinance to modify the zoning regulations applicable to the Butler Walls and Redmond Town Center properties established by Ordinance Nos. 1416 and 1151 so that the above amendments and other applicable sections of the Redmond Municipal Code and Community Development Guide will control development on the site, and so that the master plan and conditions of approval adopted by Ordinance Nos. 1416 and 1551 shall no longer control."

The Mayor declared the public hearing closed at 11:12 p.m.

The Mayor requested that the Council have discussion about the fiscal analysis of the project. She stated that since she has been Mayor she has continually heard about cutting Redmond City government. She said she read through the fiscal analysis, and before a motion was put on the table, she wanted to hear commitment from the Council about the cost of adding staff, equipment, and space for additional staff to make this project happen.

Councilmember Misenar referred to pages six and seven of the fiscal analysis, and said he wanted to pay off the city's debt rather than lower the levy rate. He agreed that additional staff is needed but was not in favor of a property tax increase. There should be an additional contribution to the Capital Improvement Program (CIP) earmarked for downtown improvements, he continued. He agreed to add staff to the extent that Redmond needs it for this development, and suggested that the excess funds be spent for downtown improvements.

Councilmember Robinson said the Council does not expect that the city can handle this project with the present level of employees. He said he would like to see \$500,000 a year dedicated to the transportation in the CIP.

Councilmember Grubb said he had listened to numerous discussions about cutting government, and suddenly we are now willing to expand government. Even if the Council accepts the numbers, he continued, the costs are going to

remain constant but if there is a market turndown (and high end fashion is discretionary spending), that is where people are going to cut first, and sales tax revenues could fall quickly. Something else that was not calculated in the fiscal analysis report was a vacancy rate, which most shopping centers have, he noted. Another item that was not analyzed is money that is currently being spent in downtown Redmond that will no longer be spent there, but instead will be spent in Redmond Town Center, he concluded.

Councilmembers Dorning and McCormick supported the staffing issue. Councilmember Denton stated that as staff is needed and the revenue is available he would be willing to do what is necessary to serve the citizens of Redmond.

Ordinance No. 1841, amending certain sections of Chapters 20B.60, 20B.70, 20B.85, 20C.10, 20C.20 and 20C.30 of the Redmond Municipal Code and Community Development Guide in order to amend goals, policies, plans and regulations for a mixed use complex on certain property commonly known as Redmond Town Center, DGA 94-004, was presented and read.

Motion by Mrs. McCormick, second by Mrs. Dorning, to adopt Ordinance No. 1841 and approve DGA-94-001, amending Chapters 20 and 20C of the Community Development Guide as presented in Exhibit A 20B amendments, and Exhibit B 20C amendments, and amending Sections 16 and 18 of Ordinance No. 1416 and Section 2 of Ordinance No. 1551 by deleting all references to master plan, master plan conditions of approval and City File DGA-86-11; and further, include the statement, read earlier tonight by the City Attorney, changing the references to the master plan; retain the existing Arterial Street Plan Map preserve right-of-way to accommodate five lanes of Bear Creek Parkway and a bridge over the Sammamish River; retain the existing Pedestrian Linkage Map for the Redmond Town Center site because there was an oversight in the Planning Commission report to the City Council; and accept the language of the Stormwater Division for a

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program to monitor the quality of the stormwater discharges from the Redmond Town Center site.

The Stormwater Division Manager read suggested language regarding stormwater monitoring as follows:

"An ongoing stormwater outflow monitoring program for private drainage system shall be designed and upon approval by the Technical Committee be implemented by the applicant. The monitoring program shall consider specific contaminants which may likely be present in the runoff and shall be revised periodically as appropriate."

Mr. Black suggested that the foregoing language be placed on page 10 of 11 in Exhibit B in sections pertaining to the Sammamish River and Bear Creek.

RECESS

The Mayor declared a recess at 11:45 p.m. The meeting was reconvened at 11:58 p.m.

The City Attorney explained the draft ordinance as follows, indicating where the changes identified by Councilmember McCormick could be placed.

Section 1. The Arterial Street Plan Map (Exhibit 1-A) would be modified to include the 162 Avenue NE to 159 Avenue NE connection, the 161 Avenue NE extension, the new Sammamish River Bridge, and designate Bear Creek Parkway as a Minor Arterial, thereby making a five-lane street possible. Some amendment later in Exhibit A, which adopts goals and policies, may be necessary. The overall amount of open space would be reduced from 47 acres to 44 acres.

Section 2. Attachment 2-A would be modified to change the reference to Bear Creek Parkway from a two- to three-lane to a four- to five-five lane configuration (bottom of page one).

Section 3. No change

Section 4. No change

Section 5. Change the Mixed-Use Goals and Policies to reflect the changes to the Arterial Street Plan Map and Functional Arterial Classification Summary. Those changes relate to places where open space is referred to as 47 acres and where streets are referred to as no more than two lanes.

Section 6. No change

Section 7. No change

Section 8. Change the Pedestrian System Linkage Map (Attachment 2-B) to include the linkage between Railroad Avenue and Cleveland Street on 166 Avenue NE.

Section 9. No change

Section 10. Mixed-Use Center Design Area Requirements (Exhibit B). On page 10 of 11 add subparagraphs under the Sammamish River language (3c) and under the Bear Creek language (4f) to include Mr. Franklin's proposed language relating to the storm drainage monitoring for both Bear Creek and the Sammamish River.

The City Attorney suggested adding a new Section 11 regarding intent and renumbering Sections 11 and 12, which are designated Severability and Effective Date, respectively, as Sections 12 and 13.

Mr. Black clarified that on page 6 of 11 of Exhibit B the second paragraph on the right-hand side would read - "Streets should be not wider than four travel lanes" to accommodate the third and fourth lanes for Bear Creek Parkway.

Motion by Mr. Grubb, second by Mr. Robinson, to amend the Planning Commission Report, Exhibit A, page 2 of 3, Policy h, to read - "The Justice White House and the Saturday Market and other features of community and historic significance shall be preserved". The amendment failed with (3 - 3), with Denton, Dorning and McCormick voting nay.

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Councilmember Robinson presented several overheads regarding traffic mitigation for Redmond Town Center. He said he believes that we need infrastructure to go with development such as this, and now is the time to make this commitment. He proposed adding \$500,000 per year to the 1996 to 2000 CIP and such funds be directed to downtown transportation projects.

The Mayor advised that it would be appropriate for the Council to give this proposal consideration during the 1996 budget process.

Upon a poll of the Council regarding the adoption of Ordinance No. 1841, Denton, Dorning, McCormick, Misenar, and Robinson voted aye. The main motion carried (5 - 1) with Grubb voting nay.

Motion by Mrs. McCormick, second by Mrs. Dorning, to direct staff to process the request for relief from Appendix Q in a timely manner and that Council receive a report at the next regular meeting or the one following. Motion carried (5 - 1) with Grubb voting nay.

Councilmember McCormick thanked the Planning Commission, the Design Review Board, and staff for their perseverance and support of the community. She also thanked Mrs. Beeson and Mr. Meitzer, who did not support the proposal, because she believed that the people who have opposed this process have made it a much better project. Councilmember McCormick stated that her main issues were integration with downtown and preservation of open space.

Councilmember Dorning said a lot of things have happened to change the character of Redmond over the 20 years she has lived in Redmond, and Redmond Town Center will be a dramatic change. Redmond Town Center will have a direct benefit on the community and will bring emphasis to the downtown, she continued. Relative to Mr. Hossack's comments tonight that the Council is not listening to the people, she added, she thought people were tired of increased taxes and that we need to raise revenues in ways other than raising taxes (i.e. through the retail sales base). This plan fits better

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into the City of Redmond than the prior proposal, she noted. She concluded by saying one of her major issues is to revitalize downtown.

Councilmember Denton asked Winmar to build Redmond Town Center right and make it last. He asked citizens to be patient during construction, and to shop in Redmond.

Councilmember Misenar noted that this property has caused people to take sides regarding its use. He wished Winmar good luck.

Councilmember Robinson stated that he based his vote on future support for providing infrastructure to the downtown. The proposal is an excellent one, he continued, and wished Winmar luck.

Councilmember Grubb stated that the real issue is what we value and what it says about us as a people; it appears that in this situation we value consumption over the natural environment. We may lose what cannot be calculated by displacing wildlife, natural environment, and landscape, he concluded.

ADJOURNMENT

There being no further business before the Council, the Mayor declared the meeting adjourned at 12:58 a.m.

MAYOR

CITY CLERK

July 11, 1995

1. A special meeting of the Redmond City Council was called to order, pursuant to notice, by Mayor Rosemarie Ives at 7:38 p.m. in the Council Chamber. Council members present were: Cole, Denton, Dorning, Grubb, McCormick, Misenar and Robinson.

PROCLAMATION

The Mayor proclaimed July 1995 as Water Safety Month in the City of Redmond.

ITEMS FROM THE AUDIENCE

Jorja Burtis Reese, 8103 134 Place NE, spoke on making more effective use of the Redmond community access channel. She said currently the city is making very limited use of a vital and versatile resource. She suggested expanding the use of the community access channel to televise Redmond City Council meetings, emergency preparedness videos, DARE programs, Crime Stoppers, community forum groups and video instructions on how to create neighborhood watch groups. She suggested that the city consider enlisting the services of school students either as a class activity or an after school activity. She volunteered her assistance.

CONSENT AGENDA

Motion by Mr. Cole, second by Mrs. Dorning, to approve the following items of the consent agenda:

- (1) approve the minutes of the regular meeting of June 20, 1995
- (2) approve the following payroll/direct deposit and claims checks:
There were no items for approval.
- (3) approve the findings that R.W. Beck is the most qualified of the firms to undertake the design and construction engineering services for the Education Hill Booster Pump Station Project 94-OW-37; the fair and reasonable price for providing these services is \$279,450, plus \$28,700 for contingencies, for a total amount of \$308,150; approve the consultant agreement for engineering design and construction services, and authorize the Mayor to sign the agreement; approve the agreement with Burnstead Construction for payment of a portion of construction costs, and authorize the Mayor to sign the agreement

- (4) approve the interlocal agreement for sharing the costs and maintenance responsibility for the York Bridge (NE 116 Street and Sammamish River) with King County
- (5) approve the supplemental consultant agreement for engineering services with Entranco Engineers, Inc., which provides for construction engineering services for the Redmond Sanitary Sewer Improvements on NE 36 Street and 150 Avenue NE, Project 90-SS-92, and authorize the Mayor to sign the agreement
- (6) Commute Trip Reduction (CTR) Interlocal Agreement with King County (ITEM CANCELED)
- (7) Overlake Neighborhood Work Plan Scope (ITEM CANCELED)
- (8) Approval of Marine Patrol Contract with King County (ITEM CANCELED)
- (9) Approve City-Burlington Northern Railroad construction and maintenance agreements and petitions to the Washington Utilities and Transportation Commission (WUTC) for a new crossing at 166 Avenue NE and improvement of the existing crossing at 170 Avenue NE.

Motion carried unanimously (7 - 0).

STAFF REPORTS

Staff Report - Redmond Town Center

Judd Black, Senior Planner, Planning Department, provided the Council with a status report on Redmond Town Center's clearing and grading permit.

Staff Report - Fire Chief Recruitment

The Mayor stated that consultant was hospitalized so the interview process has been delayed. She said the Council will be advised of the timeline at the July 18 meeting.